

STATE OF ALABAMA

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**WARRANTY DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, John Wayne Foster and Earline G. Foster, herein referred to as Grantors, in hand paid by Johnny Wayne Hollis referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

***THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER***

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.


Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 23rd day of February, 2016.

  
John Wayne Foster

  
Earline G. Foster

Shelby County, AL 02/26/2016  
State of Alabama  
Deed Tax: \$19.50

  
20160226000060690 1/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
02/26/2016 03:37:48 PM FILED/CERT

**STATE OF ALABAMA,  
TALLADEGA COUNTY.**

I, the undersigned authority, in and for said County, in said State, hereby certify that, John Wayne Foster and Earline G. Foster whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2016.

Jackie McIlberry  
NOTARY PUBLIC  
My Commission Expires: 10/13/2019

***This document prepared by:***  
Gregory S. Graham, PC  
P. O. Drawer 307  
Childersburg, Alabama 35044

**Grantor's Address:**  
John Wayne Foster  
and Earline Foster  
174 Singletree Drive  
Harpersville, AL 35078

**Grantee's Address:**  
Johnny Wayne Hollis  
152 Singletree Drive  
Harpersville, AL 35078

**Property Address:**  
174 Singletree Drive  
Harpersville, AL 35078



20160226000060690 2/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
02/26/2016 03:37:48 PM FILED/CERT



# EXHIBIT "A" LEGAL DESCRIPTION

## JACKSON LAND SURVEYING, LLC CA-0615-LS

### LEGEND

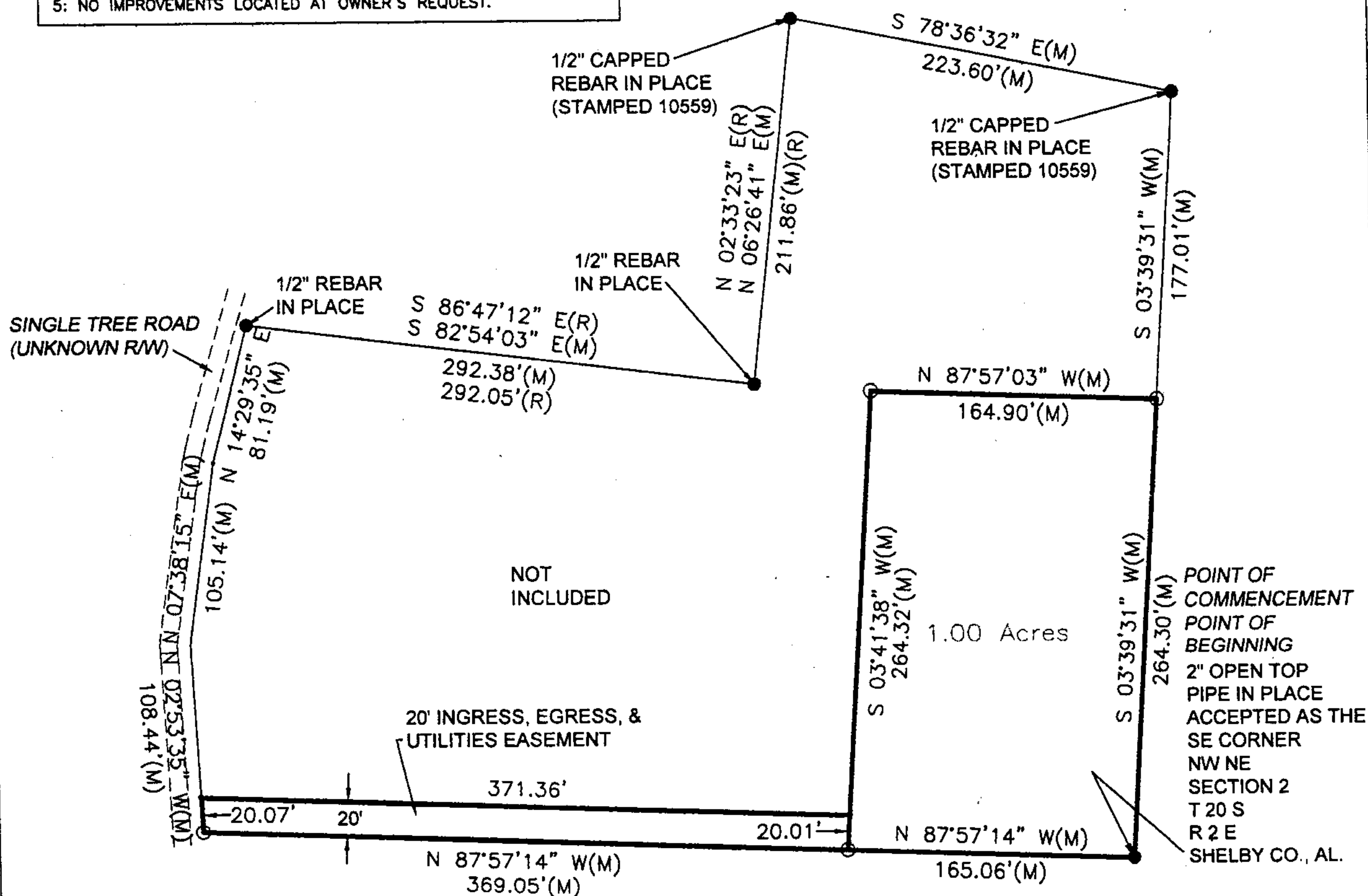
- (M) MEASURED
- (R) RECORD
- 1/2" CAPPED REBAR SET (STAMPED CA-615)
- CORNER FOUND
- CALCULATED POINT
- △ POWER POLE
- - OVERHEAD UTILITIES
- WIRE FENCE



DRAWN BY: K.HARRIS	DATE 4/03/15	376 JACKSON BOTTOMS ROAD GOODWATER, AL TEL. NO. (256) 234-5200 FAX NO. (256) 839-9790
CLIENT: FOSTER	DEED REF. 20130205-000051560	
SCALE 1"=100'	CLOSING SURVEY	PROJECT NO. 15-F-123

### SURVEYOR NOTES:

- 1: NOT VALID WITHOUT ORIGINAL SIGNATURE. ALL COPIES AND FAXES ARE INVALID AND MAY NOT BE USED FOR ANY PURPOSE.
- 2: ©COPYRIGHT JACKSON LAND SURVEYING, 2015, CA615LS. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
- 3: SURVEY NOT TO BE HANDED OUT TO A THIRD PARTY.
- 4: SURVEY IS VALID FOR 30 DAYS FROM SIGNED DATE.
- 5: NO IMPROVEMENTS LOCATED AT OWNER'S REQUEST.



State of Alabama

Shelby County

I, Kelvin L. Harris, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows; Commencing at a 2" open top pipe in place, accepted as the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed N 87°57'14" W a distance of 165.06' to a 1/2" capped rebar set (stamped CA-615-LS); thence N 03°41'38" E a distance of 264.32' to a 1/2" capped rebar set (stamped CA-615-LS); thence S 87°57'03" E a distance of 164.90' to a 1/2" capped rebar set (stamped CA-615-LS); thence S 03°39'31" W a distance of 264.30', back to the point of beginning, containing 1.00 acres, more or less.

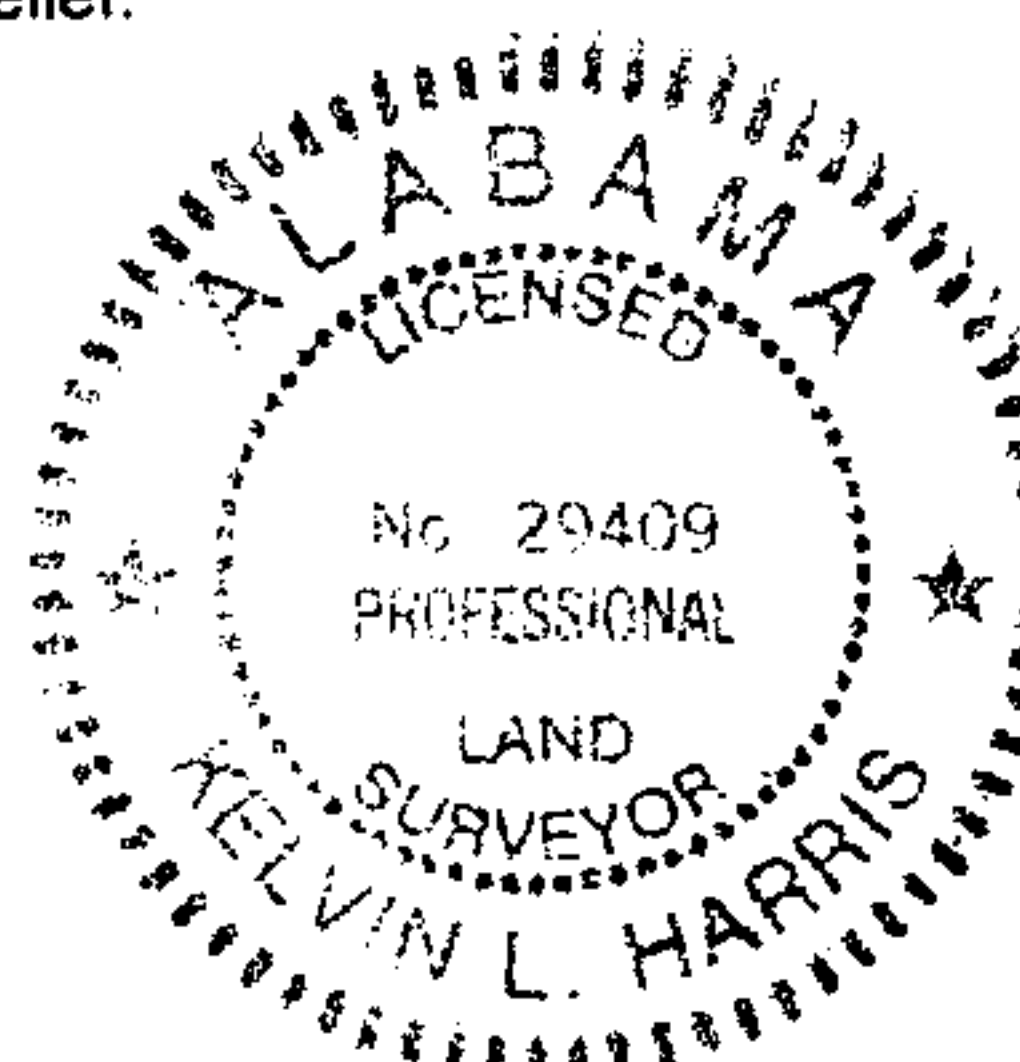
GRANTED: A 20' Ingress, Egress, and Utilities Easement being more particularly described as follows; Commencing at a 2" open top pipe in place, accepted as the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87°57'14" W a distance of 165.06' to a 1/2" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point continue N 87°57'14" W a distance of 369.05' to a 1/2" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence along said right of way N 02°53'35" W a distance of 20.07' to a point; thence S 87°57'14" E a distance of 371.36' to a point; thence S 03°41'38" W a distance of 20.01', back to the point of beginning.

I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey, this the 3rd day of April, 2015.

*Kelvin L. Harris*

Kelvin L. Harris, Licensed Land Surveyor #29409, Alabama





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Foster  
Mailing Address 174 Singletree Dr  
Harpersville Al 35078

Grantee's Name Johnny Hollis  
Mailing Address 152 Singletree Dr.  
Harpersville Al 35078

Property Address 174 Singletree Dr.  
Harpersville Al  
35078

Date of Sale 2/23/14  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 19,350.



20160226000060690 4/4 \$42.50  
Shelby Cnty Judge of Probate, AL  
02/26/2016 03:37:48 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

☐ Unattested

(verified by)

Print

Sign

Johnny Hollis  
Johnny Hollis  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1